

**FAIRFAX COUNTY, VIRGINIA  
2005 SOUTH COUNTY AREA PLANS REVIEW  
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

**Staff Use Only**Date Received: 9/2/05

Date Accepted: \_\_\_\_\_

Planning District: \_\_\_\_\_

Special Area: \_\_\_\_\_

**SECTION 1: NOMINATOR/AGENT INFORMATION**Name: Heather Himes, Daytime Phone: 703-456-8555Address: Cooley Godward, LLP, One Freedom Square, Reston Town Center, 11951 Freedom Drive, Reston, VA 20190Nominator E-mail Address: hhimes@cooley.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):



Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

See Attached Table and PetitionsAnyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:  
Heather M. Himes is an attorney at Cooley Godward, LLP representing Toll Brothers, Inc.**SECTION 2: GENERAL INFORMATION**Check appropriate supervisor district: ☐ Braddock ☒ Lee ☐ Mason ☐ Mount Vernon ☐ SpringfieldTotal number of parcels nominated: 19Total aggregate size of all nominated parcels (in acres and square feet): 391,474sq. ft. 8.987acresIs the nomination a Neighborhood Consolidation Proposal: ☒ Yes ☐ No**SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.**

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

See Section IV, #4, of the Citizen's Guide for instructions.

**Use the Plan on the Web for your citation. It is the most up-to-date. Link: [www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/).**

Current Plan Map Designation: 2 to 3 dwelling units per acre

Proposed Comprehensive Plan Designation: 12to 16 dwelling units per acre

Mixed Use		Residential Land Use Categories	
<p>If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.</p>		Categories expressed in dwelling units per acre (du/ac)	Number of Units
Categories	Percent of Total FAR	.1 - .2 du/ac (5-10 acre lots)	
Office		.2 - .5 du/ac (2-5 acre lots)	
Retail		.5 - 1 du/ac (1 - 2 acre lots)	
Public Facility, Gov & Institutional		1 - 2 du/ac	
Private Recreation/Open Space		2 - 3 du/ac	
Industrial		3 - 4 du/ac	
Residential*		4 - 5 du/ac	
		5 - 8 du/ac	
		8 - 12 du/ac	
		12 - 16 du/ac	
		16 - 20 du/ac	110-140
		20 + du/ac**	

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 ½ x 11 inches. Maps in color will not be accepted.

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- ☐ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

**Fairfax County Planning Commission Office**

**12000 Government Center Parkway**

APR# 05-IV-16MV

Page 2 of 18

## **EXISTING PLAN TEXT\***

### **FAIRFAX COUNTY COMPREHENSIVE PLAN AREA IV MOUNT VERNON PLANNING DISTRICT MV8 WOODLAWN COMMUNITY PLANNING SECTOR**

#### **CONCEPT FOR FUTURE DEVELOPMENT**

The Concept for Future Development depicts the western portion of the Woodlawn Community Business Center located in this sector with the remainder of the sector recommended to develop as Suburban Neighborhoods.

#### **RECOMMENDATIONS**

##### Land Use

The Woodlawn Community Planning Sector contains stable residential neighborhoods. Infill development in this sector should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

...

7. The property listed under Tax Map 101-3((1)015B is planned for the existing development and uses on the property, which are two structures containing five units. No further expansion to the existing structures and no additional rental units within the structures should occur. In the event that the property is redeveloped, the appropriate density is 2-3 dwelling units per acre, consistent with the adjacent single family detached subdivision.

\* In addition, while there is no specific Plan text for the remaining parcels subject to the Nomination, the Comprehensive Plan Map has planned the Property for residential use at two to three dwelling units per acre.

# SPECIFIC INFORMATION TABLE

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**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
1014 02 0001	Sok C. Reed ✓	4020 Main Street Alexandria, VA 22309	4020 Main Street Alexandria, VA 22309	0.473 ac	7005 1160 0001 9196 9003
1014 02 0002	David A. Huntex ✓	4024 Main Street Alexandria, VA 22309	4024 Main Street Alexandria, VA 22309	0.474 ac	(See attached Petition) ✓ 7005 1160 0001 9196 9010
1014 02 0003	Gunther H. Huber ✓	4028 Main Street Alexandria, VA 22309	4028 Main Street Alexandria, VA 22309	0.473 ac	(See attached Petition) ✓ 7005 1160 0001 9196 9027
1014 02 0004	Violet S. Stackler & Elmer D. Smith ✓	4100 Main Street Alexandria, VA 22309	P.O. Box 1842 Middleburg, VA 20118	0.473 ac	(See attached Petition) ✓ 7005 1160 0001 9196 9034
1014 02 0005	Douglas R. Shawn ✓	4104 Main Street Alexandria, VA 22309	4104 Main Street Alexandria, VA 22309	0.474 ac	(See attached Petition) ✓ 7005 1160 0001 9196 9041
1014 02 0006	Debra D. Harrold & Mary L. Harrold ✓	4108 Main Street Alexandria, VA 22309	4108 Main Street Alexandria, VA 22309	0.473 ac	7005 1160 0001 9196 9058 (See attached Petition) ✓
1014 02 0007	Raymond L. Neely & Diane M. Neely ✓	4112 Main Street Alexandria, VA 22309	4112 Main Street Alexandria, VA 22309	0.473 ac	7005 1160 0001 9196 9065 (See attached Petition) ✓
1014 02 0008	Gerald J. Markham & Loraine E. Markham ✓	4116 Main Street Alexandria, VA 22309	4116 Main Street Alexandria, VA 22309	0.473 ac	7005 1160 0001 9196 9072
1014 02 0009	James E. Markham ✓	4120 Main Street Alexandria, VA 22309	4120 Main Street Alexandria, VA 22309	0.473 ac	7005 1160 0001 9196 9089
1014 02 0010	Charlotte J. Vedeler ✓	4124 Main Street Alexandria, VA 22309	4124 Main Street Alexandria, VA 22309	0.473 ac	(See attached Petition) ✓ 7005 1160 0001 9196 9096
1014 02 0011	James A. Fortney ✓	4122 Buckman Rd Alexandria, VA 22309	7613 Anzio Lane Lorton, VA 22079	0.389 ac	(See attached Petition) ✓ 7005 1160 0001 9196 9102
1014 02 0012	Hakima W. Diab & Mounier Diab ✓	4129 Buckman Rd Alexandria, VA 22309	4129 Buckman Rd Alexandria, VA 22309	0.416 ac	7005 1160 0001 9196 9119
1014 02 0013	Geoffrey S. Byrd & Penelope A. Byrd ✓	4125 Buckman Rd Alexandria, VA 22309	4125 Buckman Rd Alexandria, VA 22309	0.486 ac	(See attached Petition) ✓ 7005 1160 0001 9196 9126
1014 02 0014	Joan L. Stone ✓	4121 Buckman Rd Alexandria, VA 22309	4121 Buckman Rd Alexandria, VA 22309	0.481 ac	(See attached Petition) ✓ 7005 1160 0001 9196 9133

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1014 02 0015 ✓	German B. Andraße ✓	4117 Buckman Rd Alexandria, VA 22309	4117 Buckman Rd Alexandria, VA 22309	0.509 ac	7005 1160 0001 9196 9140 ✓
1014 02 0016 ✓	Dorothy L. Mickle ✓	8231 Mount Vernon Hwy Alexandria, VA 22309	4113 Buckman Rd Alexandria, VA 22309	0.512 ac	(See attached Petition) ✓ 7005 1160 0001 9196 9157
1014 02 0017 ✓	Hoa V. Le ✓	4109 Buckman Rd Alexandria, VA 22309	4109 Buckman Rd Alexandria, VA 22309	0.498 ac	(See attached Petition) ✓ 7005 1160 0001 9196 9164
1014 02 0018 ✓	Jennifer L. Bralley ✓	4105 Buckman Rd Alexandria, VA 22309	4105 Buckman Rd Alexandria, VA 22309	0.488 ac	(See attached Petition) ✓ 7005 1160 0001 9196 9171
1014 02 0019 ✓	Granville E. Hampton Sr., Trustee ✓	4101 Buckman Rd Alexandria, VA 22309	4101 Buckman Rd Alexandria, VA 22309	0.476 ac	(See attached Petition) ✓ 7005 1160 0001 9196 9188
1014 04 0003 ✓	David Robey ✓	8238 Gregory Drive Alexandria, VA 22309	8238 Gregory Drive Alexandria, VA 22309	0.500 ac	(See attached Petition) ✓ 7005 1160 0001 9201 5440
1014 04 0004 ✓	Paul Whitridge & Kristin Whitridge ✓	8234 Gregory Drive Alexandria, VA 22309	8234 Gregory Drive Alexandria, VA 22309	0.500 ac	(See attached Petition) ✓ 7005 1160 0001 9201 5457
1014 04 0005 ✓	James McMahon & Jennifer McMahon ✓	8230 Gregory Drive Alexandria, VA 22309	8230 Gregory Drive Alexandria, VA 22309	0.500 ac	(See attached Petition) ✓ 7005 1160 0001 9201 5464
1014 04 0011A ✓	Jad Ibrahim & Maha Ibrahim ✓	4101 Main Street Alexandria, VA 22309	7801 Richfield Road Springfield, VA 22153	0.594 ac	(See attached Petition) ✓ 7005 1160 0001 9201 5471
1014 04 0012A ✓	Albert Ibrahim & Elaine Ibrahim ✓	4029 Main Street Alexandria, VA 22309	4511 Forest Hill Drive Fairfax, VA 22030	0.406 ac	(See attached Petition) ✓ 7005 1160 0001 9201 5488
1014 04 0501 ✓	Mavis Crump ✓	8235 Gregory Drive Alexandria, VA 22309	6506 Legacy Park Drive Mechanicsville, VA 23111	0.306 ac	(See attached Petition) ✓ 7005 1160 0001 9201 5495
1014 04 0502 ✓	Muriel Christophersen ✓	8231 Gregory Drive Alexandria, VA 22309	19365 Cypress Ridge Terrace, Unit 717 Leesburg, VA 20176	0.380 ac	(See attached Petition) ✓ 7005 1160 0001 9201 5501
1014 04 0503 ✓	Edward Kearns ✓	4105 Main Street Alexandria, VA 22309	4105 Main Street Alexandria, VA 22309	0.314 ac	(See attached Petition) ✓ 7005 1160 0001 9201 5518

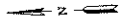
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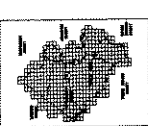
Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
1014 04 0008 ✓	Joseph Leach & Margot Leach ✓	8239 Gregory Drive Alexandria, VA 22309	6504 Legacy Park Drive Mechanicsville, VA 23111	0.516 ac	(See attached Petition) 7005 1160 0001 9201 5532
1013 01 0015A ✓	Hanson Gyamfi & Emelia Gyamfi ✓	4201 Buckman Road Alexandria, VA 22309	4201 Buckman Road Alexandria, VA 22309	0.325 ac	(See attached Petition) 7005 1160 0001 9201 5525
1013 01 0015B ✓	Martha Campoy ✓	4203 Buckman Road Alexandria, VA 22309	3500 Tyler Street Falls Church, VA 22041	0.459 ac	7005 1160 0001 9201 5549

✓



## GENERAL NOTES

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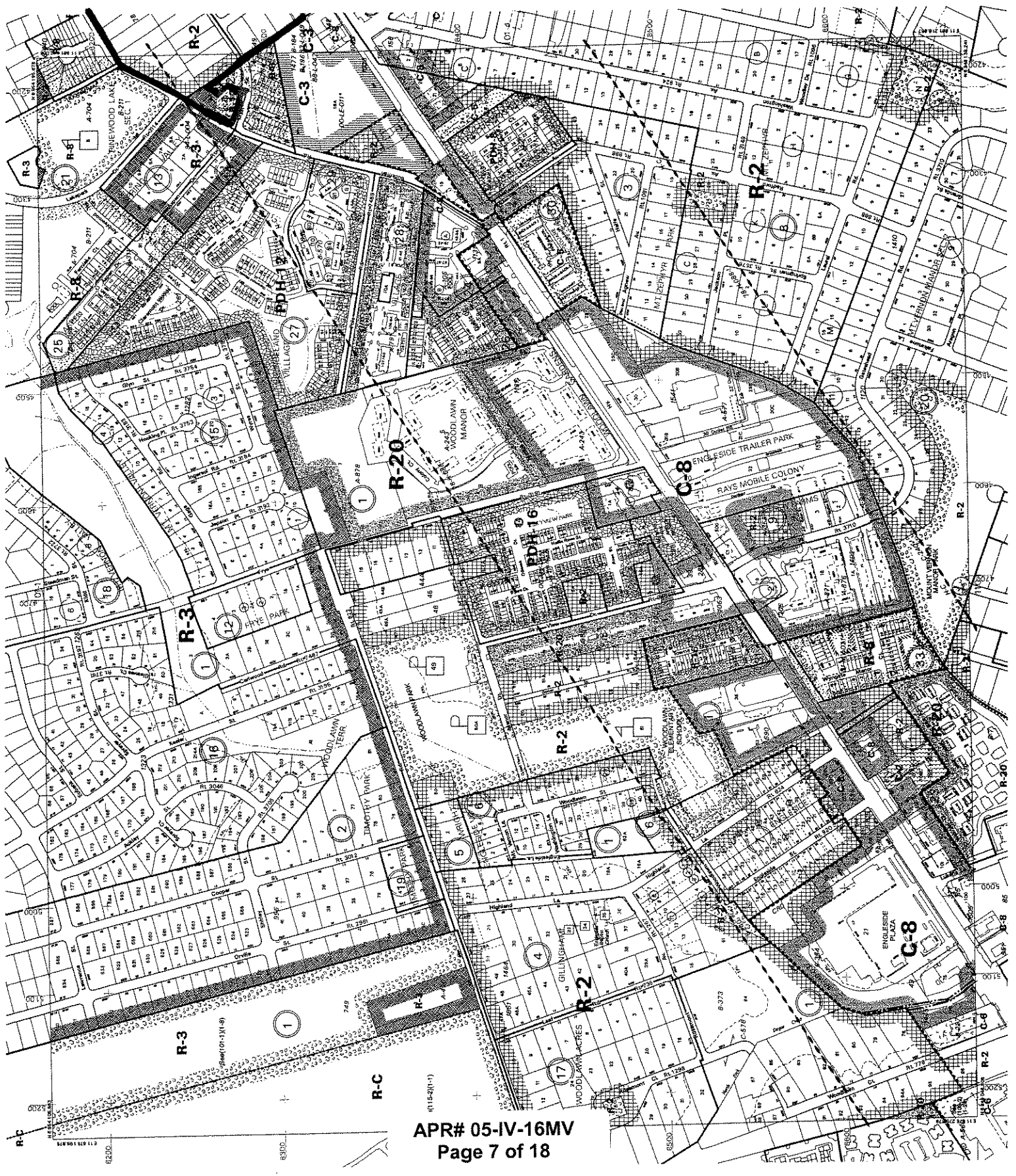
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100-4	101-5	101-4
109-2	110-1	110-2

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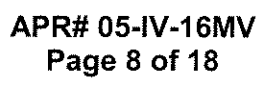
PROPERTY MAP  
ZONING  
101-3  
Revised to: 01/01/04

Managing Applications Services Division  
 Geographic Information Services  
 3000 Government Center Building, Suite 1177  
 Fairfax, Virginia 22033-6208  
 (703) 324-2772  
 FAX (703) 324-3023

10-3  
10-3









## PROPOSED PLAN TEXT

### FAIRFAX COUNTY COMPREHENSIVE PLAN AREA IV

#### MOUNT VERNON PLANNING DISTRICT MV8 WOODLAWN COMMUNITY PLANNING SECTOR

Revise existing paragraph 7 according to the text indicated below:

7. The property listed under Tax Map 101-3((1))15B is planned for the existing development and uses on the property, which are two structures containing five units. No further expansion to the existing structures and no additional rental units within the structures should occur. In the event that the property is redeveloped, the appropriate density is 2-3 dwelling units per acre, consistent with the adjacent single family detached subdivision. In the event that the adjacent single family detached subdivision is consolidated and redeveloped pursuant to paragraph 12 below, then Parcels 101-3((1))15B may be incorporated therein and developed at 12-16 dwelling units per acre.

Add a new paragraph 12 with the text indicated below:

12. Parcels 101-3 ((1)) 15A, 101-4 ((2)) 1-19 and 101-4 ((4)) 3-5, 11-12 & 501-503 are planned for development at one to two dwelling units per acre. As indicated in paragraph 7 above, upon redevelopment, Parcel 101-3 ((1)) 15B is appropriate for development at 2-3 dwelling units per acre. As an option, these parcels may be appropriate for residential use at 12-16 du/ac provided that the following conditions are met:
  - Substantial and logical consolidation of five or more contiguous acres;
  - Provision of a development with a scale and mass compatible with the surrounding residential and commercial land uses;
  - Provision to permit unconsolidated parcels to develop in conformance with the base Plan guidance, provide stable development or be capable of integration into the redevelopment in the future;
  - Consolidation of entrances along Buckman Road, Main Street and Gregory Drive to minimize access points from these roadways;
  - Maximum building height of 55 feet; and
  - Adherence to the guidelines for neighborhood consolidation contained in the Policy Plan.

**2005 COMPREHENSIVE PLAN AMENDMENT  
MOUNT VERNON PLANNING DISTRICT  
WOODLAWN COMMUNITY PLANNING SECTOR  
BUCKMAN ROAD, MAIN STREET & GREGORY DRIVE AREA**

**STATEMENT OF JUSTIFICATION**

**I. INTRODUCTION AND OVERVIEW**

Cooley Godward, LLP (hereinafter referred to as the "Nominator"), is submitting this nomination on behalf of Toll Brothers, Inc. ("Toll"), with the consent of over seventy-five percent of the owners of the nineteen properties being nominated, which also represents more than seventy-five percent of the land area subject to this nomination. The thirty parcels subject to this nomination are primarily bound on the north and west sides by Buckman Road, on the east side by Russell Road and on the south side by Main Street and Richmond Highway and lie on both sides of Gregory Drive in the Woodlawn Community Planning Sector of Fairfax County. These parcels are identified on the Fairfax County Tax Map as 101-3((1))15A & 15B, 101-4((2))1-19 and 101-4((4))3-5, 11-12 and 501-503 (the "Property"). The Property is within the Mount Vernon Planning District of Area IV of the Fairfax County Comprehensive Plan. The Nominator requests approval of a Comprehensive Plan Amendment to provide additional opportunities for a neighborhood consolidation to provide residential development at densities appropriate for this location.

**II. COMPREHENSIVE PLAN AMENDMENT**

The Property lies outside of the Richmond Highway Corridor Area and is currently planned for single family residential use at two to three dwelling units per acre. The existing Plan includes language that references parcel 101-3((1)) 15B, which is currently developed with two multi-family residential buildings with five rental units. The Plan indicates that this parcel is not appropriate to expand, and if redeveloped, should not exceed three to four dwelling units per acre ("DU/AC"), consistent with the neighboring single family community.

The Nominator proposes a Plan Amendment that would permit redevelopment of this single family detached residential community with a coordinated development up to 12-16 DU/AC and seeks Plan language to permit parcel 15B to consolidate and redevelop with this coordinated development. The Nominator proposes revisions to the existing language and proposes additional language that would allow an option for consolidation of Parcels 101-3 ((1)) 15A & 15B, 101-4 ((2)) 1-19 and 101-4 ((4)) 3-5, 11-12 and 501-503. This proposed Plan language requires substantial neighborhood consolidation to permit redevelopment at a density of twelve to sixteen dwelling units per acre. The scale and mass of the redevelopment should be compatible with the surrounding residential and commercial land uses, and the building height should not exceed a maximum of 55 feet.

The Nominator seeks to improve upon the existing Comprehensive Plan language by providing an option for higher density with neighborhood consolidation. This density is appropriate in this location and furthers the objective of balancing office and housing uses in the Richmond Highway area. By placing residential development near existing office space,

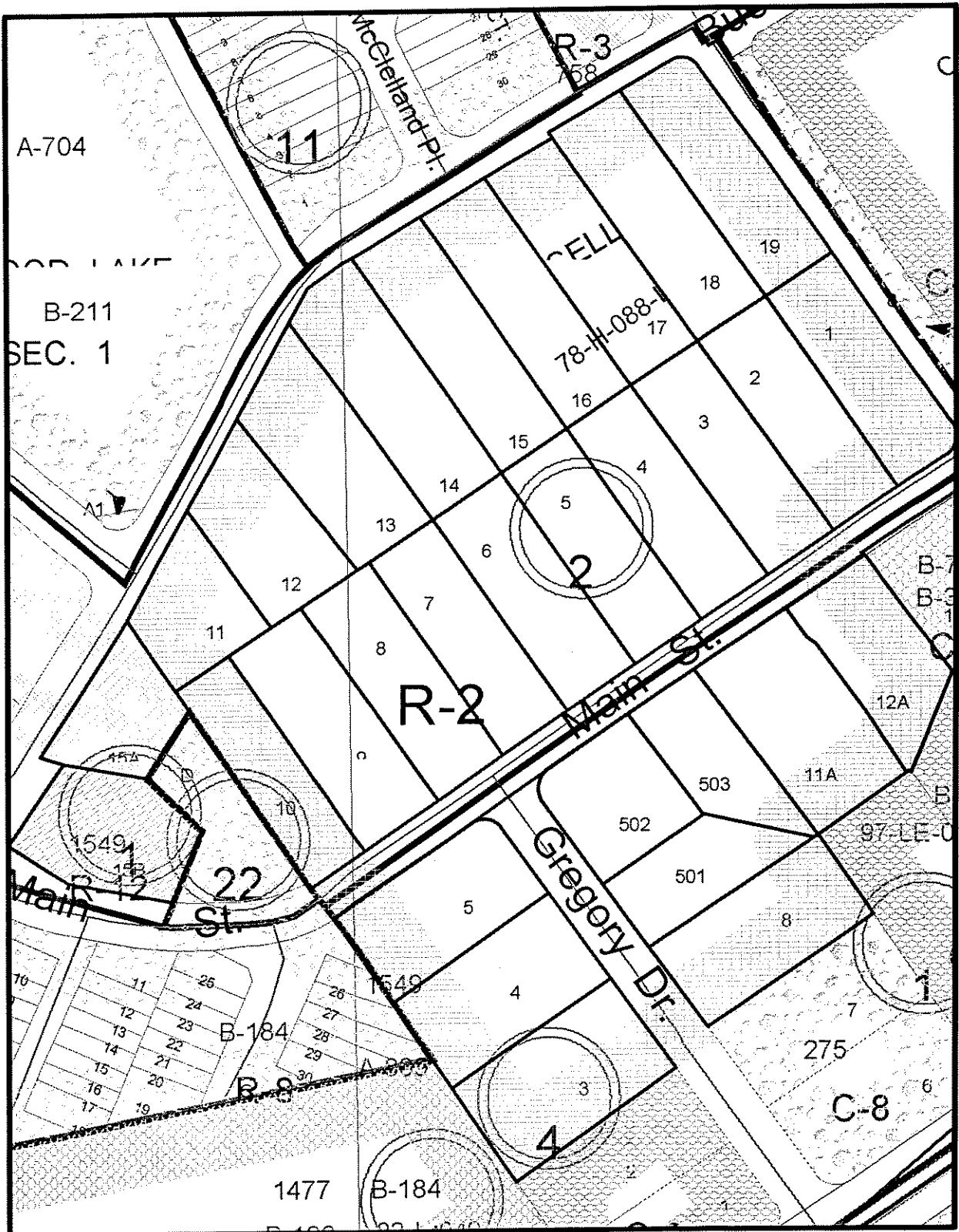
specifically the South County Government Center, residents would be in close proximity to employment, which would encourage employees to live closer to their offices, potentially alleviating future congestion on the surrounding road network.

In addition to providing additional residential opportunities in the predominantly commercial Richmond Highway corridor, the proposed density range is appropriate in this location because of the changing nature of the surrounding area. The existing single family detached houses are not as compatible with the surrounding commercial and medium to high density residential uses as development under the proposed Plan range would be. In addition, the presence of similar medium to high density developments along Buckman Road makes the proposed density range at this site more appropriate. Directly across Russell Road from the Property is a multi-family residential complex, the Mount Vernon Apartments, at a density of approximately twenty-four dwelling units per acre. Directly across Buckman Road to the north are two townhouse developments, and diagonally south across Main Street is another townhouse development. Each of these developments is at a density of approximately eight dwelling units per acre.

Recently, the County approved a Comprehensive Plan Amendment and rezoning to allow for a mixed-use development up to 30 dwelling units per acre with neighborhood consolidation on a site close to the Property (RZ 2004-LE-021). This mixed-use development is proposed to include 306 multi-family units in three four-story buildings and one seven-story building, 36 back to back single family attached units and 86 stacked single family attached units, totaling 432 dwelling units and up to 80,000 square feet of non-residential uses in a five story building. Another nearby property was recently rezoned and is currently being developed for medium density townhouses at approximately eight dwelling units per acre (RZ 2002-LE-023). Redevelopment in the surrounding area is occurring to provide developments with densities compatible with the nearby uses. Given the changes taking place in the neighborhood, the Nominator views the proposed density range as appropriate to provide a development that will integrate with the neighborhood and achieve the general Plan guidance for the area.

### **III. CONCLUSION**

The Nominator's proposed Comprehensive Plan Amendment to allow up to twelve to sixteen dwelling units per acre improves upon the existing recommendations regarding neighborhood consolidation and redevelopment. The proposed Plan range is more appropriate in this location than the existing range of two to three dwelling units per acre. As such, the Nominator's proposal would better achieve the Plan objectives than the language in the current Plan. The Nominator, therefore, respectfully requests the support of the Comprehensive Plan Amendment by the APR Task Force, County Staff and the Planning Commission and requests approval by the Board of Supervisors.



Message

## Hada, JayJeev

**From:** Himes, Heather [hhimes@cooley.com]  
**Sent:** Thursday, October 27, 2005 3:27 PM  
**To:** Hada, JayJeev  
**Cc:** Zahm, Hillary  
**Subject:** RE: APR nomination clarification request

JayJeev-  
 Attached is a revised application page with the change in acreage and the additional section of existing text referenced. Also, we are changing the point of contact for this application to Hillary Zahm. If this is not ok, and we should just send you a letter requesting this change, please let me know.

I have also revised the Proposed Text and the Statement of Justification to reference this additional section of existing text. I am assuming that, as we discussed, these two documents can just be substituted for what was initially submitted. Please let me know if you need any additional information.

Thanks-  
 Heather

## Heather

### Heather M. Himes

Land Use Associate  
 Cooley Godward LLP ♦ One Freedom Square ♦ Reston Town Center  
 11951 Freedom Drive ♦ Reston, VA 20190-5656  
 Direct: 703-456-8555 ♦ Fax: 703-456-8100 ♦ Cell: 703-944-7907  
 Bio: [www.cooley.com/heatherhimes](http://www.cooley.com/heatherhimes) ♦ Practice: [www.cooley.com/realestate](http://www.cooley.com/realestate)

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**From:** Hada, JayJeev [mailto:JayJeev.Hada@fairfaxcounty.gov]  
**Sent:** Friday, October 21, 2005 12:05 PM  
**To:** Himes, Heather  
**Subject:** APR nomination clarification request

Dear Ms. Himes,

My name is JayJeev Hada and I am the coordinator for the Lee District APR nominations. Regarding your nomination located north and east of the South County Center, there are several issues that need to be resolved before we can move forward.

**1. You have mentioned on the nomination under Existing Plan Text that only Rec#7 applies to the nomination area. However, parcels 101-4((4)) 3,4,5,8,11A,12A, 501,502,503 are in Land Unit A of the South County Center CBC. The Plan Text for this area is as given below.**

### "Land Unit A

The area bordered by Russell Road, Main Street, Buckman Road and Richmond Highway is planned for office and/or retail and/or mixed use at an intensity of 0.70 FAR. Any development proposal should meet the following conditions:

- Effective buffering and screening to residential uses;
- Building heights are tapered down to provide an appropriate transition to the existing residential communities;
- Urban design elements such as streetscaping, public art and pedestrian plazas that will denote this area as a focal point should be provided. The urban design guidelines found at the end of this Plan are to be used as a guide."

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Message

**2. The total acreage for the area is 13.79 acres and not 8.987 as you have indicated on the nomination form.**

Please confirm by replying to this email by October 26th. Your confirmation is necessary for official acceptance purposes. If you have further questions, please call me at 703 324 1353.

Jayjeev Hada

Planner II

PD, DPZ

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10/27/2005

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**FAIRFAX COUNTY, VIRGINIA  
2005 SOUTH COUNTY AREA PLANS REVIEW  
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

**Staff Use Only**

*Date Received:* \_\_\_\_\_  
*Date Accepted:* \_\_\_\_\_  
*Planning District:* \_\_\_\_\_  
*Special Area:* \_\_\_\_\_

**SECTION 1: NOMINATOR/AGENT INFORMATION**

Name: Hillary Zahm, Daytime Phone: 703-456-8095

Address: Cooley Godward, LLP, One Freedom Square, Reston Town Center, 11951 Freedom Drive, Reston, VA 20190

Nominator E-mail Address: hzahm@cooley.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):



Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

See Attached Table and Petitions

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:  
Hillary Zahm is a Senior Land Use Planner at Cooley Godward, LLP representing Toll Brothers, Inc.

**SECTION 2: GENERAL INFORMATION**

Check appropriate supervisor district: ☐ Braddock ☒ Lee ☐ Mason ☐ Mount Vernon ☐ Springfield

Total number of parcels nominated: 19

Total aggregate size of all nominated parcels (in acres and square feet): 600,692sq. ft. 13.79acres

Is the nomination a Neighborhood Consolidation Proposal: ☒ Yes ☐ No

**SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.**

*All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).*

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.



#### SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property:

Use the Plan on the Web for your citation. It is the most up-to-date. Link: [www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/).  
See attached.

Current Plan Map Designation: 2 to 3 dwelling units per acre and office/retail/mixed use at 0.70 FAR

Proposed Comprehensive Plan Designation: As an alternative with consolidation, 12 to 16 dwelling units per acre

Mixed Use	
If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.	
Categories	Percent of Total FAR
Office	
Retail	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
<b>TOTAL</b>	<b>100%</b>
* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).	

Residential Land Use Categories	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	165-220
16 - 20 du/ac	
20 + du/ac**	
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.	

#### SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches. Maps in color will not be accepted.

#### SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- ☐ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:  
Fairfax County Planning Commission Office  
Government Center Building, Suite 330  
12000 Government Center Parkway  
Fairfax, Virginia 22035-5505

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## PROPOSED PLAN TEXT

### FAIRFAX COUNTY COMPREHENSIVE PLAN AREA IV MOUNT VERNON PLANNING DISTRICT MV8 WOODLAWN COMMUNITY PLANNING SECTOR

Revise existing paragraph 7 according to the text indicated below:

7. The property listed under Tax Map 101-3((1))15B is planned for the existing development and uses on the property, which are two structures containing five units. No further expansion to the existing structures and no additional rental units within the structures should occur. In the event that the property is redeveloped, the appropriate density is 2-3 dwelling units per acre, consistent with the adjacent single family detached subdivision. In the event that the adjacent single family detached subdivision is consolidated and redeveloped pursuant to paragraph 12 below, then Parcels 101-3((1))15B may be incorporated therein and developed at 12-16 dwelling units per acre.

Add a new paragraph 12 with the text indicated below:

12. Parcels 101-3 ((1)) 15A, 101-4 ((2)) 1-19 are planned for development at one to two dwelling units per acre. As indicated in paragraph 7 above, upon redevelopment, Parcel 101-3 ((1)) 15B is appropriate for development at 2-3 dwelling units per acre. In addition parcels 101-4 ((4)) 3-5, 11-12 & 501-503 are part of Land Unit A of the South County CBC and are planned for office, retail and/or mixed use development at 0.70 FAR.

As a further option, Parcels 101-3 ((1)) 15A, 101-4 ((2)) 1-19 and 101-4 ((4)) 3-5, 11-12 & 501-503 may be appropriate for residential use at 12-16 du/ac provided that the following conditions are met:

- Substantial and logical consolidation of five or more contiguous acres;
- Provision of a development with a scale and mass compatible with the surrounding residential and commercial land uses;
- Provision to permit unconsolidated parcels to develop in conformance with the base Plan guidance, provide stable development or be capable of integration into the redevelopment in the future;
- Consolidation of entrances along Buckman Road, Main Street and Gregory Drive to minimize access points from these roadways;
- Maximum building height of 55 feet; and
- Adherence to the guidelines for neighborhood consolidation contained in the Policy Plan.

**2005 COMPREHENSIVE PLAN AMENDMENT  
MOUNT VERNON PLANNING DISTRICT  
WOODLAWN COMMUNITY PLANNING SECTOR  
BUCKMAN ROAD, MAIN STREET & GREGORY DRIVE AREA**

**STATEMENT OF JUSTIFICATION**

**I. INTRODUCTION AND OVERVIEW**

Cooley Godward, LLP (hereinafter referred to as the "Nominator"), is submitting this nomination on behalf of Toll Brothers, Inc. ("Toll"), with the consent of over seventy-five percent of the owners of the nineteen properties being nominated, which also represents more than seventy-five percent of the land area subject to this nomination. The thirty parcels subject to this nomination are primarily bound on the north and west sides by Buckman Road, on the east side by Russell Road and on the south side by Main Street and Richmond Highway and lie on both sides of Gregory Drive in the Woodlawn Community Planning Sector of Fairfax County. These parcels are identified on the Fairfax County Tax Map as 101-3((1))15A & 15B, 101-4((2))1-19 and 101-4((4))3-5, 11-12 and 501-503 (the "Property"). The Property is within the Mount Vernon Planning District of Area IV of the Fairfax County Comprehensive Plan. The Nominator requests approval of a Comprehensive Plan Amendment to provide additional opportunities for a neighborhood consolidation to provide residential development at densities appropriate for this location.

**II. COMPREHENSIVE PLAN AMENDMENT**

The Property lies just outside of the Richmond Highway Corridor Area. Parcels 101-3((1))15A & 15B, 101-4((2))1-19 are currently planned for single family residential use at two to three dwelling units per acre. The existing Plan includes language that references parcel 101-3((1)) 15B, which is currently developed with two multi-family residential buildings with five rental units. The Plan indicates that this parcel is not appropriate to expand, and if redeveloped, should not exceed three to four dwelling units per acre ("DU/AC"), consistent with the neighboring single family community. Parcels 101-4((4))3-5, 11-12 and 501-503 lie within Land Unit A of the South County Community Business Center and are currently planned for office, retail and/or mixed use at an intensity of 0.70 FAR.

The Nominator proposes a Plan Amendment that would permit redevelopment of this single family detached residential community with a coordinated development up to 12-16 DU/AC and seeks Plan language to permit parcel 15B to consolidate and redevelop with this coordinated development. The Nominator proposes revisions to the existing language and proposes additional language that would allow an option for consolidation of Parcels 101-3 ((1)) 15A & 15B, 101-4 ((2)) 1-19 and 101-4 ((4)) 3-5, 11-12 and 501-503. This proposed Plan language requires substantial neighborhood consolidation to permit redevelopment at a density of twelve to sixteen dwelling units per acre. The scale and mass of the redevelopment should be compatible with the surrounding residential and commercial land uses, and the building height should not exceed a maximum of 55 feet.